BILL GARRETT, Davidson County
Trans:T20150019376 DEEDWARRSP
Recvd: 03/17/15 12:48 2 pgs
Fees:13.00 Taxes:222.00
20150317-0022863

This instrument prepared by:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 320
Brentwood, TN 37027
File Number BW15170

# SPECIAL WARRANTY DEED

| **Name and Address of New Owner:** | **Send Property Tax Information To:** | **Tax Map/ Parcel No.:** |
|---|---|---|
| Alejandro Vicencio Ramirez<br>P O Box 110212<br>Nashville, TN 37222 | Alejandro Vicencio Ramirez<br>P O Box 110212<br>Nashville, TN 37222 | 093-16-0/084.00 |

**FOR AND IN CONSIDERATION OF** Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Regions Bank**, (herein called "Grantor"), has this day bargained an sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Alejandro Vicencio Ramirez**, (herein called "Grantee") the following described property, having an address of 87 Claiborne Street Nashville, TN 37210 and being situated and located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 184 in Maury & Claiborne's Addition to Nashville, a Plan of which is of record in Book 21, Pages 84 & 85, said Register's Office.

Said Lot No. 184 fronts 35 feet on the east side of Claiborne Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Regions Bank, by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee (appointed by instrument recorded 12/22/14 in Instrument No. 20141222-0117042), dated 2/6/15 and recorded 2/9/15 in Instrument No. 20150209-0011760; and being the same property previously conveyed to Carolyn Ruth Johnson, unmarried, by Warranty Deed from Metropolitan Development and Housing Agency, dated 12/11/97 and recorded 12/23/97 in Book 10731, Page 620, in the Register's Office of Davidson County, Tennessee.

The above-described property is improved property.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

**AND THE GRANTOR, DOES HEREBY CONVENANT** with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

**GRANTOR** makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 12th day of February, 2015.

GRANTOR:

**REGIONS BANK**

**ITS: Vice President**

REGIONS BANK CORPORATE SEAL ALABAMA

**STATE OF ~~TENNESSEE~~ MS )**
**COUNTY OF Forrest )**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Steven Purser, VP, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the VP of the **Regions Bank** the within named bargainor, and that he/she as such VP, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of February, 2015.

STATE OF MISSISSIPPI JEFFERY M. KEYSEEAR ID# 92252 NOTARY PUBLIC Comm. Expires Dec. 4, 2017 FORREST COUNTY

NOTARY PUBLIC

My Commission Expires:

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I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

**SWORN TO** and subscribed before me this 13th day of March, 2015.

NOTARY PUBLIC

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

My commission expires: